File No. 110111

WARRANTY DEED

SIDWELL, BARRETT & WELCH, P.C.
121 1st Avenue South, Suite 200

BILL GARRETT, Davidson County
Trans:T20110019115 DEEDWARR
Recvd: 04/01/11 12:25 2 pgs
Fees:13.00 Taxes:684.50
20110401-0025132

Tonja Barron
State of Tennessee Notary Public
Williamson County
Commission expires November 21, 2012

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF MARCH, 2011.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
3027 Highway 31 W, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kyle Sparks	New Owner	172-15-0A-253.00 CO
(NAME)	(NAME)	
2404 Rollett Ct		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Devin L. McCaslin and wife, Heather L. McCaslin**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kyle Sparks and Sara Elizabeth Sparks, husband and wife**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 260 on the Plan of Holt Woods, Section Thirteen, as of record in Plat Book 9700, pages 598 and 599, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Devin L. McCaslin and wife, Heather L. McCaslin by deed from Peggy A. Horne, dated January 28, 2003 and recorded on February 7, 2003 as Instrument No. 20030207-0017379, Register's Office, Davidson County, Tennessee.

2011 Davidson County Taxes, which have been prorated and assumed by the Grantees; and Declaration of Covenants, Conditions and Restrictions of record in Book 9570, page 22, made applicable in Book 10800, page 575, said Register's Office; and By-Laws of Holt Woods Homeowner's Association, Inc., of record in Book 9570, page 13, said Register's Office; and Charter of Incorporation of Holt Woods Homeowner's Association, Inc., of record in Book 9570, page 5, said Register's Office; and All matters appearing on the Plan of record in Plat Book 9700, pages 598 and 599, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 2404 Rollett Ct., Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons

whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 25th day of March, 2011.

Devin L. McCaslin

Heather L. McCaslin

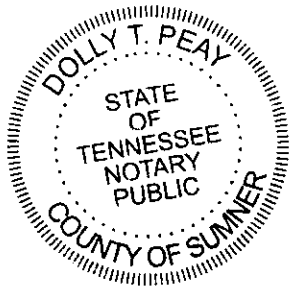
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DEVIN L. MCCASLIN AND WIFE, HEATHER L. MCCASLIN, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 25th day of March, 2011.

Commission expires: April 23, 2013



Dolly T Peay — Notary Public